

JOE F. O'KELLEY, JR.

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November 21, 2019

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**AND FIRST CLASS MAIL U.S.P.S.**

Scottie Lamar Cousins  
P.O. Box 2236  
Jonesboro, GA 30237-2236

**CERTIFIED MAIL ARTICLE NO.**  
9414 8118 9956 1300 3315 41

Re: **Bankruptcy Case 18-68840-JRS; Notice of Default Pursuant to Order Denying Motion for Relief From Stay With Strict Compliance.**

Mr. Cousins:

As you are aware, this firm is counsel for creditor IH6 Property Georgia, LP ("IH") in the above-referenced bankruptcy case. As you know, IH is the Landlord pursuant to a Residential Lease Agreement dated March 17, 2018 wherein you are the tenant and the monthly rental amount is set at \$1,271.00 per month ("Lease"). Failure to timely remit payment of the rent results in a ten percent late fee being charged if the monthly payment due is not paid by 5:00 p.m. on the 3rd day of the month. IH sought relief from the automatic stay in your bankruptcy case due to your default under the terms of the Lease.

The Court entered an Order Denying Motion for Relief From Stay With Strict Compliance ("Order") on IH's Motion for Relief from Stay on March 28, 2019 wherein you were required to strictly comply with the provisions of the Lease concerning prompt payment of the rent due thereunder. You have failed to comply with the Order and are in default by being delinquent in said rental payments contemplated under the Order.

You have failed to tender the full payment due for November 2019 as required by the Court's Order. The outstanding balance due pursuant to the terms of the Lease, as of the date of this correspondence, November 21, 2019 is as follows:

<b><u>Monthly Payment to Cure Outstanding Default:</u></b>	
November 2019 Rent	\$1,271.00
November 2019 Late Fee	\$127.10
November 2019 Utilities	\$194.27
<b>TOTAL:</b>	<b>\$1,592.37</b>

You have five (5) days from the receipt of this letter to cure your default pursuant to the terms of the Court's Order. Payment must be made in certified funds to the following address:

18-68840-JRS

Default Notice

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November 21, 2019

IH6 Property Georgia, LP  
Attn: Erin Brown Norman  
8601 Dunwoody Place  
Suite 520  
Sandy Springs, GA 30350

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brandi N. Wade', is written over the word 'Sincerely,'.

Brandi N. Wade  
Attorney at Law

cc:

Daniel R. Saeger  
Rickman & Associates, PC  
706 S. Thornton Ave., Ste. D  
Dalton, GA 30720

**THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR.  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**